

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 31, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 31, 2013 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich
Pasquale A. Pepe

Members Absent: Edwin S. Greenberg, Chairman

Staff Present: Brian Dillon, Director
Mary Goodhouse, Real Estate Examiner

Vice Chairman Millstein called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JANUARY 24, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 24, 2013. The motion passed unanimously.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

REAL ESTATE- UNFINISHED BUSINESS

PRB # 12-332-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced discussion of the proposed Purchase at 9:40 a.m. and concluded at 9:49 a.m.

REAL ESTATE- NEW BUSINESS

PRB # 13-001 **Transaction/Contract Type:** New Lease
Origin/Client: DAS/ DCF

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6) & 1-210(b)(24)

The Board commenced discussion of the proposed Lease at 9:50 a.m. and concluded at 10:10 a.m.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 31, 2013

Page 2

Mr. Josephy moved and Mr. Valengavich seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-007	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-RT-837	Origin/Client:	DCS/DOE
Contract:	BI-RT-837-OR		Amendment #1
Consultant:	Skanska USA Building, Inc.		
Property:	Eli Whitney Technical High School, Hamden		
Project Purpose:	Renovations and Additions to Eli Whitney Technical High School		
Item Purpose:	Amendment #1 to compensate the consultant for retaining the services of a sub-consultant to direct contractors, supervise the purchase, address coordination issues, testing and cleaning of all items identified in the “FF&E Package”.		

Mr. Dillon reported that the project scope consists of the exterior & interior remodeling and renovation of 135,968 GSF of existing building facilities and the construction of 91,290 GSF of new building area for a total building project area of 227,258± GSF. Additional improvements include the reconstruction of athletic fields and perimeter site fencing, new landscaping and the resurfacing of existing parking lots.

On 04/04/2005, the Board approved Skanska USA Building Inc. (“SUB”) for a Construction Administration Contract for the Design Phase (CA) at a fixed fee of \$373,100. The contract was based on contract duration of 22 months and Construction Budget of \$43,212,000 (PRB #05-72). Total Project budget was estimated at \$57,824,000 in calendar year 2005.

Public Act 06-158 increased the total funding to \$74,286,000. This increase in funding was necessary to cover additional costs attributable to increased project scope and complexity and swing space requirements that increased estimated Construction Budget by \$11,342,000 to \$54,554,000 (\$240/GSF of building area). Subsequently, in December 2007 the Board approved Contract Amendment #1 (PRB # 07-332) intended to compensate SUB an additional \$148,150 of which \$122,950 is allocated to basic CA services and \$25,200 of the total fee was for building MEP Commissioning planning/specification services to be provided prior to the project construction phase.

In 2008 Public Act 08-199 increased the total project funding to \$98,000,000. Furthermore, as part of this process DCS cancelled the original construction phase CA contract with SUB and submitted a new contract for the firm to provide Owners Representation Services on the project. This contract was intended to replace SUB’s Board approved Construction Administrators Contract with a new Owner’s Representative Contract. As such the contract included a revised scope and project program in addition to a new fee schedule. As part of the revised project delivery method DCS reduced SUB’s fee schedule to the new contract amount of \$2,298,660. This is the basis for the current Owner’s Representative Contract. In addition, this contract increased the construction budget from \$67,500,000 to \$72,200,000.

The proposed Contract Amendment #1 is intended to compensate SUB for retaining the services of a sub-consultant to conduct, direct, supervise the purchase, address coordination issues, testing, disposal and cleaning of all items identified in the “FF&E Package”. SUB has contracted with MJC Squared, LLC (“MJC”) as the primary consultant to coordinate the FF&E requirements of the project. The contract and

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, January 31, 2013

Page 3

proposal by MJC is segregated into three sections Initial Programming and Planning Services (\$77,000), Project Administration (\$11,000) and FF&E Move Management – 12 Phases (\$353,800).

These contract values are based on 3,880 billable hours for the project duration. The contract also includes a \$22,366 mark-up for SUB as allowed under the terms and conditions of the contract. As such the total contract cost for Amendment #1 is \$463,890.

SPRB staff recommended approval of this item for Skanska Building USA to contract with MJC Squared, LLC to act as the FF&E consultant at the Eli Whitney Technical High School Project. The basic services portion of the contract is consistent the average rate of 2.5% to 3.5% for the technical high school and college projects that have been converted from CA Services contracts to OR contracts. In addition, the FF&E scope and rates appear to be acceptable based on the established project scope and twelve planned project phases.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-332-A - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-332-A. The motion passed unanimously.

PRB FILE #13-001 - Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #13-001, pending receipt of additional information. The motion passed unanimously.

PRB FILE #13-007 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-007. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary